

**CITY OF REDMOND
DESIGN REVIEW BOARD**

March 2, 2017

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Craig Krueger, Henry Liu and Kevin Sutton and Zoi Karagouni.

EXCUSED ABSENCES: David Scott Meade and Renard Mun

STAFF PRESENT: David Lee

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Mr. Krueger at 7:04 p.m.

MINUTES

MOVED BY MR. SUTTON TO APPROVE THE MINUTES FROM THE JANUARY 19, 2017 MEETING, SECONDED BY MR. LIU. MOTION CARRIED (4-0).

MOVED BY MS. KARAGOUNI TO APPROVE THE MINUTES FROM THE FEBRUARY 27, 2017 MEETING, SECONDED BY MR. SUTTON. MOTION CARRIED (4-0).

PRE-APPLICATION

LAND-2016-01942, Sound Transit East Link

Description: Overlake Transit Center – New 3-story garage and light rail transit station with associated improvements

Location: 15590 NE 36th Street

Contact: Geoff Owen with Kiewit Hoffman East Link Constructors

Staff Contact: David Lee, 425-556-2462 or dlee@redmond.gov

Mr. Lee stated that this is the second review for this project. The applicant will review the changes and the site work. There are four areas that staff would like feedback from the board: Depth of modulation of the panels on the north and east façade of the garage, the roof line, spacing and density of the fins and the east facade of Microsoft building that is along 156th Ave, NE.

Ms. Kelkar with Sound Transit, gave a brief review of the project. The garage and bus loop which is under the garage which is the same; however, there is new work being done on the pedestrian bridge. The north entry has been moved farther east. Another item that needs feedback from the board is the color combinations.

Ms. Ephrem is the designer on this project. The overarching goal is to make this an integrated structure and making it a vibrant, safe facility. More weather protection has been added to protect patrons using the buses and light rail. The buses are separated from the cars so there will be no crossover. There are towers on each end of the structure that house the elevators and stairs. These will be lit at all times for wayfinding. A slide was shown depicting the circulation of all traffic.

Mr. Kish, the landscape architect, talked about the scale of the architecture of the site and the scale of the facility. He introduced seat walls elements in this iteration. The plantings and textures in masses and swatches will provide pedestrian zones for safety and durability. Also under consideration is using native plants to complement the existing woodland areas around the site. The leased building is closer to 156th Ave. NE, so the main entrance to the plaza of the station is a different pavement patterning. The materials used at the main entrance are carried over to the satellite mini plaza. As many trees as possible will be preserved around the leased space along 156th Ave. NE. The pedestrian circulation will be further defined by wayfinding signs that are currently in development. The north entry area would be highlighted from NE 40th Street.

He showed the bicycle racks and storage areas. Standard Sound Transit pedestrian lights will be used to light all areas. There will be a flush transition at the drop off area. Planter walls or seat walls will help to define planting beds. The proposal is to have cast-in-place walls and seats in two different colors and different finishes. The landscape plantings and trees will highlight different colors and seasons. A cistern will be added to the site to provide irrigation for the landscaping. The pavement colors will vary in different zones throughout the project.

Ms. Ephrem noted that the footprint hasn't change. The garage is three stories. A slide of the two circulation towers that will have glazing and be lit as a wayfinding element was shown. Where the cars are parked will be treated with a type of screening and at the corner where the ramp is will be treated differently. The idea behind the screening of the garage is that it will be open and will not require ventilation. The materials have been selected and were presented on the material board. There are basically two color options; one is using the light and dark grey colors for the screening or, option two is adding the fired brick color. Elevation slides were shown of how the screening elements would be installed. Because these screening elements are very perforated there will be a lot of light and play as the cars enter and exit the garage.

To create an articulation, the screening will be installed at different depths on the garage, some will appear closer, while others will be nine inches out from the garage. There will be some windows in the garage also. More slides were shown of the different elevations of the garage. The ticketing stations will have a warm color and almost the entire platform

will be covered with a canopy which is a very unique design and was prescribed by Sound Transit. Slides were shown depicting different views of the how the station will look when it is completed.

Ms. Kelkar gave an update on the art for the plaza space. The plaza space has changed due to the relocation of the station on the site. This meant taking a new look at what type of art would be used, what would be the best location for that art and where it would be most impactful for the public's enjoyment. The underside of the garage would be where patrons would be waiting and could be an impactful place for art. There would be a view from the platform of the underside of the garage. Along with the City of Redmond Art Commission, as well as the Art Coordinator, Kate Sweeney was selected as the artist.

COMMENTS FROM THE BOARD

Ms. Karagouni:

- Prefers screening option one because is it more dynamic.
- Feels that option should be on both facades, the grey and dark grey.

Mr. Liu:

- Likes the north entrance change.
- Likes option one or two.
- Would prefer option two with the copper color, but would be fine with option one.
- Feels the idea of art on the ceiling is interesting.
- Is uncertain how that would look with the lighting in the garage.
- Thinks the landscaping is very good, but could get too busy. Perhaps try to keep it to two or three main plants.
- Feels vertical bike racks might save space.
- Would like to see more public art in the plaza space.

Mr. Sutton:

- Liked option one for both entrances.
- Would prefer more screen wrapping the corners.
- Feels the screening should be taller at the corners.
- Thinks the screening should be extended to the south side of the garage to the stair tower.
- Would like to see the screening placed more randomly as far as screening size and spacing on East/520 side of garage

Mr. Krueger:

- Thinks it feels odd to have facade on the ramps.

- Would like to see the east facade with the trees and without the trees next time.
- Likes both option one and option two.
- Would enjoy the mix of the three colors.
- Feels there might be a conflict between pedestrians, bikes and handicap accessibility as far as circulation.
- Thinks the leased space needs a wider sidewalk.

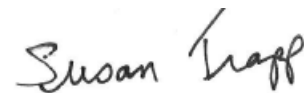
Mr. Lee asked the board what they thought about the depth of the paneling systems and the board agreed that nine inches of depth is fine and would like to see more randomization of placement of the screens and panels.

ADJOURNMENT

IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. LUI TO ADJOURN THE MEETING AT 8:15 P.M. MOTION CARRIED (4-0).

April 6, 2017

MINUTES APPROVED ON



RECORDING SECRETARY